

82-119185

ENVIRONMENTAL MANAGEMENT AGENCY
TENTH REVISED
PLANNED COMMUNITY DISTRICT REGULATIONS
FOR THE LAKE FOREST
PLANNED COMMUNITY

APPROVED BY
THE ORANGE COUNTY PLANNING COMMISSION
ON
JANUARY 25, 1982

ADOPTED BY
THE ORANGE COUNTY BOARD OF SUPERVISORS
ON
FEBRUARY 24, 1982
BY ORDINANCE NO. 3311

TENTH REVISED

"LAKE FOREST PLANNED COMMUNITY"

Orange County, California

The accompanying text constitutes the land use regulations under which development will be governed for the community of Lake Forest in El Toro. The properties involved were placed in the PC "Planned Community" District by Ordinance Number 2208 as adopted by the Orange County Board of Supervisors on February 27, 1968, first amended by Ordinance Number 2260 on September 10, 1968, second amended by Ordinance Number 2270 adopted October 22, 1968, third amended by Ordinance Number 2428 adopted October 14, 1970, fourth amended by Ordinance Number 2834 adopted April 23, 1975, fifth amended by Ordinance Number 2858 adopted July 30, 1975, sixth amended by Ordinance Number 2929 adopted August 11, 1976, seventh amended by Ordinance Number 2984 adopted June 1, 1977, eighth amended by Ordinance Number 3027 adopted December 21, 1977, ninth amended by Ordinance Number 3164 adopted December 5, 1979, and tenth amended by Ordinance Number 3311 adopted February 24, 1982. The Development Plan (map) and this supplementary text were also considered and made a part of all public hearings on this matter and were both subsequently adopted as part of the above noted Ordinances.

I hereby certify that this revised text material consisting of 45 pages which will regulate the development of those properties shown on the tenth Revised Lake Forest Planned Community Development Plan was approved by the Orange County Planning Commission on January 25, 1982, and adopted by Ordinance Number 3311 by the Orange County Board of Supervisors on February 24, 1982.

ORANGE COUNTY PLANNING COMMISSION
Irving Pickler, Chairman

Robert G. Fisher

Robert G. Fisher
Director of Planning
Environmental Management Agency

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-11 45 AM APR -6 '82

LEE A. BRANCH, County Recorder

June Alexander
Clerk of the Board of Supervisors
of Orange County, California

By: *June Alexander*

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I. PURPOSE

- A. The purpose of these regulations is to provide for the classification and development of parcels of land as coordinated, comprehensive projects so as to take advantage of the superior environment which will result from large scale community planning.

The regulations of this district are intended to allow a diversity of uses, relationships and heights of buildings and open space in planned building groups while insuring substantial compliance with the spirit, intent and provisions of the Orange County Zoning Code.

STATISTICAL

SUMMARY

82-119185

PLANN'G AREA	PLANN'G UNIT	L U E	APPLICABLE LAND USE REGULATIONS	GROSS RESID ACRES	GROSS RESID ACRES	ACRES (S) SCH'L (P) PARK (O) OPEN SPACE	COMM'L ACRES	INDUS. PARK ACRES	MAX. NO. DWLG. UNITS PERMITTED	MAX. DWLG. PER GR. RES. ACRES PERMITTED	MIN. AREA PER DWLG (SQ. FT.)	POPULA- TION FACTOR *	ESTIMATED POPULATION	5th REVIEW P.U. NOS.
1	A	1.41	HIGH DEN. RES.	22.9	22.9				286	12.5	2,400	3.23	924	1A
	B	1.3	MED. DEN. RES.	1.8	1.8				5	2.8	5,000	3.9	19	1B
	C	5.4	OPEN SPACE	6.0		(O) 6.0								Z-1
2	A	1.3	MED. DEN. RES.	45.0	45.0				195	4.3	5,000	2.75	536	2
	B	1.3	MED. DEN. RES.	9.4	9.4				28	3.0	5,000	2.75	77	40
	C	2.2	COMM. COMM'L.	6.6		(CC) 6.6								C
3	A	1.3	MED. DEN. RES.	27.8	27.8				114	4.1	5,000	2.75	314	6
	B	1.3	NEIGH'D COMM'L	1.4		(CN) 1.4								B
4	A	1.3	MED. DEN. RES.	34.3	34.3				138	4.0	5,000	2.75	279	10
	B	1.3	MED. DEN. RES.	6.0	6.0				90	15.0	2,400	3.23	291	51
5	A	1.3	MED. DEN. RES.	28.5	28.5				108	3.8	5,000	.75	297	9
	B	1.3	MED. DEN. RES.	10.0		(S) 10.0								9
	C	1.3	MED. DEN. RES.	6.0	6.0				77	13.0	2,400	3.23	249	52
6	A	1.3	MED. DEN. RES.	23.3	23.3				121	5.2	5,000	2.75	333	13
	B	2.2	COMM. COMM'L.	8.0		(CC) 8.0								K
	C	1.3	MED. DEN. RES.	35.8	35.8				213	6.0	5,000	2.75	586	12A
	D	1.3	MED. DEN. RES.	9.9	9.9				59	6.0	5,000	2.75	162	12
7	A	1.41	HIGH DEN. RES.	20.8	20.8				250	12.0	2,400	3.23	808	64
8	A	1.3	MED. DEN. RES.	50.4	50.4				233	4.62	5,000	2.75	641	14
	B	1.3	NEIGH'D COMM'L	1.8		(CN) 1.8								K1
9	A	1.3	MED. DEN. RES.	13.0	13.0				74	5.7	5,000	2.75	203	15
	B	1.3	MED. DEN. RES.	8.9		(S) 8.9								25B
	C	1.3	MED. DEN. RES.	70.0	70.0				243	3.5	5,000	2.75	668	25A
10	A	1.3	MED. DEN. RES.	48.5	48.5				195	4.0	5,000	2.75	536	26
	B	1.3	MED. DEN. RES.	19.7	19.7				128	6.5	5,000	2.75	352	63
	C	1.3	MED. DEN. RES.	14.0	14.0				91	6.5	5,000	2.75	250	49
	D	1.3	MED. DEN. RES.	7.5	7.5				64	8.5	2,000	3.23	207	24
	E	1.3	MED. DEN. RES.	28.4	28.4				104	3.7	5,000	2.75	103	8
	F	1.3	MED. DEN. RES.	6.3	6.3				41	6.5	5,000	2.75	103	D

Lake Forest Planned Community

STATISTICAL SUMMARY

PLNN'G AREA	PLNN'G UNIT	L U E	APPLICABLE LAND USE REGULATIONS	GROSS ACRES	GROSS RESID ACRES	ACRES (S) SCH'L (P) PARK (O) OPEN SPACE	COMM'L ACRES	INDUS. PARK ACRES	MAX. NO. DWLG. UNITS PERMITTED	MAX. DWLG. PER GR. RES. ACRES	MIN. AREA PER DWLG. (SQ. FT.)	POPULA- TION FACTOR *	ESTIMATED POPULATION	5th REVIEW P.U. NOS.
11	A	1.5	HEAVY DEN. RES.	3.9	3.9				109	28.0	1,200	1.90	207	65
	B	1.41	HIGH DEN. RES.	14.0	14.0				112	8.0	2,400	3.23	362	48A
	C	1.41	HIGH DEN. RES.	22.1		(S)22.1								48B
	D	1.3	MED. DEN. RES.	22.7	22.7				84	3.7	5,000	2.75	231	7
12	A	1.4	HIGH DEN. RES.	4.9	4.9				25	5.0	5,000	2.75	69	20
	B	1.4	HIGH DEN. RES.	6.6	6.6				44	6.7	2,400	3.23	142	23
	C	1.4	HIGH DEN. RES.	7.4	7.4				36	4.8	2,400	3.23	116	5
	D	1.4	HIGH DEN. RES.	1.8	1.8				9	5.0	2,400	3.23	30	47
	E	1.4	HIGH DEN. RES.	2.1	2.1				10	4.8	2,400	3.23	32	11
	F	1.4	HIGH DEN. RES.	9.7	9.7				62	6.4	2,400	3.23	200	21
	G	1.4	HIGH DEN. RES.	2.5	2.5				21	8.4	2,400	3.23	68	45
	H	1.4	HIGH DEN. RES.	3.7	3.7				67	18.0	1,200	1.90	127	67
	I	1.3	MED. DEN. RES.	9.5	9.5				51	5.4	5,000	2.75	140	4
	J	1.4	HIGH DEN. RES.	2.1	2.1				17	8.0	2,400	3.23	55	44
	K	5.1	COMMUNITY FAC.	23.7		(O)23.7								W&X
	L	1.4	HIGH DEN. RES.	1.4	1.4				10	8.3	2,400	3.23	32	62
	M	1.5	HEAVY DEN. RES.	4.7	4.7				118	25.2	1,200	1.90	224	43
	N	1.4	HIGH DEN. RES.	1.8	1.8				17	9.4	2,400	3.23	55	3
	O	1.3	MED. DEN. RES.	23.8	23.8				129	5.4	5,000	2.75	355	42
	P	1.4	HIGH DEN. RES.	1.1	1.1				10	9.0	2,400	3.23	32	41
	Q	1.4	HIGH DEN. RES.	1.2	1.2				10	8.3	2,400	3.23	32	G
	R	5.3	COMMUNITY FAC.	2.5		(CC)2.5								A
	S	2.2	COMM. COMM'L.	11.0		(CC)11.0								61
13	A	1.4	HIGH DEN. RES.	9.0	9.0				233	26.0	1,200	1.90	443	Q
	B	1.3	MED. DEN. RES.	20.0	20.0				120	5.0	5,000	2.75	330	22
	C	1.3	MED. DEN. RES.	105.1	105.1				581	5.5	5,000	2.75	1,598	E
14	A	2.2	COMM. COMM'L.	34.5		(CC)34.5								60
	B	1.5	HEAVY DEN. RES.	9.3	9.3				188	20.2	1,200	1.90	357	F
15	A	2.2	COMM. COMM'L.	8.9		(CC)8.9								M

Lake Forest Planned Community

STATISTICAL SUMMARY

PLANN'G AREA	PLANN'G UNIT	L U E	APPLICABLE LAND USE REGULATIONS	GROSS ACRES	GROSS RESID ACRES	ACRES (S) SCH'L (P) PARK (O) OPEN SPACE	COMM'L ACRES	INDUS. PARK ACRES	MAX. NO. DWLG. UNITS PERMITTED	MAX. DWLG. PER GR. RES. ACRES PERMITTED	MIN. AREA PER DWLG. (80. FT.)	POPULATION FACTOR *	ESTIMATED POPULATION	5th REVIEW P.U. NOS.
16	A	3.1	INDUST. PARK	57.6				57.6						MA
	B	3.1	BUS. PARK	21.0				21.0						53
17	A	1.3	MED. DEN. RES.	79.5	79.5				517	6.5	5,000	2.75	1,358	28A
18	A	1.3	MED. DEN. RES.	53.5	53.5				347	6.5	5,000	2.75	954	28B
	B	1.3	MED. DEN. RES.	9.0	9.0				58	6.5	5,000	2.75	160	27
19	A	1.3	MED. DEN. RES.	86.7	86.7				500	5.8	5,000	2.75	1,375	Y
	B	5.1	COMMUNITY FAC.	37.7		(O) 37.7								H
	C	1.3	NEIGH'D COMM'L	4.5		(CN) 4.5								66
20	A	1.41	HIGH DEN. RES.	11.6	11.6				116	10.0	2,400	3.23	375	50
	B	1.41	HIGH DEN. RES.	12.3	12.3				100	8.1	2,400	3.23	323	50C
	C	1.41	HIGH DEN. RES.	35.2	35.2				355	10.0	2,400	3.23	1,146	50A
	D	1.41	HIGH DEN. RES.	13.2	13.2				102	7.7	2,400	3.23	330	50B
	E	1.41	HIGH DEN. RES.	38.2	38.2				382	10.0	2,400	3.23	1,234	50D
	F	1.41	HIGH DEN. RES.	10.0		(S) 10.0								50E
	G	5.3	OPEN SPACE	35.0		(P) 35.0								CC (1/2)
	H	2.2	COMM. COMM'L	16.2		(CC) 16.2								I
21	A	1.3	NEIGH'D COMM'L	0.9		(CN) 0.9								K2
	B	1.3	MED. DEN. RES.	97.2	97.2				525	5.4	5,000	2.75	1,443	16A
	C	1.3	MED. DEN. RES.	12.4	12.4				76	6.1	5,000	2.75	209	16B
	D	5.3	OPEN SPACE	20.6		(P) 20.6								CC (1/2)
	E	5.3	OPEN SPACE	1.7		(O) 1.7								Z-2
22	A	1.41	NEIGH'D COMM'L	3.4		(CN) 3.4								J

TOTAL ACRES 1,600.7 1,241.4 (S) 51.0 (CC) 87.7
 TOTAL ARTERIAL HIGHWAYS ACRES 127.5 (P) 55.6 (CN) 18.3
 TOTAL RAILROAD R/W ACRES 19.1 (O) 69.1

4,109

EXISTING DWLGs

FROM L.U.E.

TOTALS 1,747.3 1,247.7 175.7 99.7 78.6 9,998

Lake Forest Planned Community 22,265

III. GENERAL NOTES

A. Definitions

Words, phrases and terms used in this text shall be defined in the Orange County Zoning Code, Section 7-9-21 "Definitions," except as otherwise defined below:

1. Development Unit. Any portion of any planning unit or tentative tract which is to be separately processed and separately constructed as a single unit or single project.
 2. Planned Unit. Any lettered area shown with the Area Number on the Development Plan for the Lake Forest Planned Community.
 3. Planning Area. Any common numbered area shown on the Development Plan. Each Planning Area contains one or more Planning Units.
 4. Building Height. The vertical distance measured from the ground level grade (the average level of the finished ground surface surrounding a building) to the top of the building.
- B. Within the Planned Community, the continued use of the land for agricultural purposes and other uses similar in character and all necessary structures and appurtenances shall be permitted.
- C. Grading

1. Prior to the issuance of any building permits related to the proposed Planned Community, a thorough preliminary engineering-geological and soils engineering investigation showing evidence of a safe and stable development shall be submitted with the grading plans. The recommendations of the soils engineer and geologist shall be incorporated in the grading plan by the design Civil Engineer prior to grading permit approval.
2. Grading will be permitted within the Planned Community outside of an area of immediate development upon the securing of a grading permit. The requirement for "Area Plan pursuant to Note 1" and Section XI of this text may be waived by the Director, EMA, for minor borrow or stock piling of earth in any planning area.

D. Water

Water within the Planned Community will be furnished by the Rossmoor Water Company and the Los Alisos Water District.

E. Sanitation

Sewer disposal facilities within the Planned Community will be furnished by the Rossmoor Sanitation Company and the Los Alisos Water District.

F. Drainage

The property lies within the Los Alisos increment of the proposed Master Plan of Drainage for the Unincorporated Areas of Orange County. The Orange County Flood Control District as the administering agency for the County of Orange master plan of drainage program has implemented the preparation of the Los Alisos Area Master Plan of drainage.

In filing tentative maps prior to the adoption of the master plan of drainage, the developer shall submit a drainage plan for the site to the Chief Engineer of the Orange County Flood Control District.

The developer, in filing tentative maps subsequent to the adoption of the Los Alisos Area Master Plan of Drainage, shall be required to participate in the plan in accordance with the requirements established in the plans by the Board of Supervisors.

The developer, in filing tentative maps subsequent to the adoption of the Los Alisos Master Plan of Drainage, shall be required to participate in the plan in accordance with the requirements established in the plans adopted by the Board of Supervisors.

G. Fire Protection

Supplementary hydrants to insure adequate property protection shall be provided for structures not located on street frontages, if any portion of such structure is greater than 150 feet from public or private street frontage.

H. Zoning and Building Codes

Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the Orange County Zoning Code.

Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Planned Community of Lake Forest, except that which complies with all provisions of the Orange County Uniform Building Code and the various mechanical codes related thereto.

- I. Prior to the issuance of any building or grading permits or approval of a tentative tract or parcel map for uses listed in Section IV, an Area Plan shall be submitted to and approved by the Planning Commission for the entire Planning Area in which the project is located. This regulation does not apply to the issuance of building permits or grading permits for tentative tracts or parcel maps approved prior to July 30, 1975, nor to minor borrow or stock piling of earth where the Area Plan requirement has been waived by the Director EMA.
- J. Prior to the issuance of any building permits, for uses permitted by Sections IV B and C, V, and VI, a site plan shall be submitted to and approved by the Planning Commission for the entire planning unit except in the case of projects proposed within tentative tracts or parcel maps approved prior to the adoption of Zone Change Case ZC 74-50 on July 30, 1975. In these exceptions, the Site Plan shall be limited to the building site(s) upon which the project is proposed.
- K. All development proposals in Lake Forest are subject to the Orange County General Plan and all Elements thereto.
- L. Gross Residential Areas, (definition):

The total number of acres of land within a residential project boundary including residential building sites, local streets and driveways, minor easements serving the project, and setbacks, private open space and recreation areas for use of the residents of this project. All other areas are excluded.
- M. Gross Residential Density, (computation):

The gross residential density of a residential project is determined by dividing the total number of residential dwelling units in a project by the gross residential acres and is expressed as dwelling units per gross residential acre.
- N. Area Per Unit, (computation):
 - 1. For Multiple Family Developments:

The amount of land, (sq. ft.), included within the boundaries of a residential building site divided by the number of residential dwelling units proposed for the site.
 - 2. For Planned Concepts or Cluster Subdivisions:

The amount of land included within the boundaries of the tentative tract map or project excluding private streets, common driveways and major easements, to be owned in fee or in common by the residents of the Planned Community divided by the total number of residential dwelling units in the tract or project.

For the purpose of determining the amount of land to be included in the computation of Area Per Unit, the following areas shall be included:

- a. The total area of all the building sites within the subdivision.
- b. Open space and recreation areas within the subdivision owned in common in part or all the residents of the Planned Community.
- c. Privately owned common open area that is usable and suitable for playground and recreational purposes, and where the residents of the building site(s) have a guaranteed right of use of the common area for recreation purposes.

3. For Conventional Subdivisions:

The amount of land included within a building site or as commonly called, building site area.

IV. RESIDENTIAL PLANNING UNIT REGULATIONS

A. Medium Density Residential

1. Purpose and Intent

The medium density residential areas of the Lake Forest Planned Community are established to provide for the development of detached and attached single-family residential homes and condominiums. This residential category includes land throughout the Planned Community where the continued use and/or new development of residential neighborhoods is typically described as a bedroom community. In areas where these typical average size single family dwelling units and the lower density planned community type development are to predominate, the density range is 3.5 to 6.5 dwelling units per gross acre, with an area per unit standard of 5-10,000 square feet. This area per unit standard can accommodate other types of residential

dwelling units and arrangements of structure as long as they are harmonious with adjacent areas.

2. Uses Permitted

- a. Single-family residential subject to Section XII of these regulations.
- b. Parks and playgrounds, public and private (noncommercial) subject to Section XII of these regulations.
- c. Riding and hiking trails subject to Section XII of these regulations.

3. Uses Permitted Subject to a Use Permit as provided in Sec. 7-9-150 of the Orange County Zoning Code

- a. Multiple family residential (condominium only).
- b. All uses permitted in Section IX - Community Facilities.
- c. Mobile home parks (Planning Area 17A only)

4. Temporary Uses Permitted in compliance with the regulations provided in Section 7-9-136 of the Orange County Zoning Code

- a. Model homes, temporary real estate offices, and signs within subdivisions;
- b. Temporary use of mobile home residence during construction;
- c. Continued use of an existing building during construction of a new building on the same building site;
- d. Real estate signs.

5. Accessory Uses Permitted:

Any of the following customary uses and structures

- a. Garages and carports;
- b. Swimming pools;
- c. Fences and walls;
- d. Home occupations in compliance with the regulations provided in Section 7-9-146.6 of the Orange County Zoning Code;
- e. The keeping of pets of a type readily classified as being customarily incidental and accessory to a permitted principal residential use when no commercial activity is involved. The keeping of equine, bovine, wild, exotic or nondomestic animals is prohibited.

- f. Horticulture of all types, unlighted and unenclosed by buildings or structures (noncommercial);
 - g. Any other accessory use or structure permitted by and in compliance with the regulations provided in Section 7-9-135 of the Orange County Zoning Code.
6. Site Development Standards; Medium Density Residential
- a. Open Space areas as indicated on the Development Plan shall comply with the provisions of Section VIII Open Space/Parks/Greenbelt Regulation of these planned community regulations.
 - b. Conventional Subdivision:

Where an approved tentative tract map designates the proposed use as a conventional subdivision, the following regulations shall apply:

- (1) Minimum Area Per Unit: 5,000 square feet*
- (2) Maximum D.U./Gr. Resid. Ac. - As stated in the Statistical Analysis, Section II
- (3) Minimum Building Site Area - 5,000 square feet
- (4) Minimum Building Site Width - no minimum
- (5) Maximum Building Height - 35 feet
- (6) Maximum Building Site Coverage - 60%
- (7) Building Setbacks
 - (a) The minimum front setback shall be 10 feet except garages shall comply with Section 7-9-137 of the Orange County Zoning Code, except in Planning Areas 12 and 19, garages and carports may be located a minimum of 20 feet from the curb or back of sidewalk whichever is the closer.
 - (b) Minimum side and rear setback for each dwelling unit and accessory structure shall be "0" feet in Planning Areas 12 and 19; in all other Planning Areas the side and rear setbacks for each dwelling unit and accessory structure shall comply with the provisions of the RS "Residential, Single Family" District Regulations, Section 7-9-75 of the Orange County Zoning Code.
- (8) Access - each building site shall abut and have vehicular access to a public or private street, in accordance with the provisions of Section XI of these regulations and Section 7-9-126 of the Zoning Code.

- (9) Off-Street Parking - parking for motor vehicles shall be provided as required by Section 7-9-145 of the Zoning Code.

c. Planned Concept Subdivision

Where an approved tentative tract map designates the proposed use as a planned concept subdivision, the Planned Concept regulations of the Zoning Code (Section 7-9-103) shall apply, except for the following instances:

- (1) Minimum Area Per Unit: 5,000 square feet.
- (2) Maximum D.U./Gr-Res. AC. - as stated in the Statistical Analysis, Section 1.
- (3) Building setbacks shall comply with Section IV, A, 6, b, (7).

d. Cluster Development

When an approved tentative tract map designates the proposed use as a single family cluster development, the Cluster Development regulations of the Zoning Code (7-9-103) shall apply except for the following instances:

- (1) Minimum Area Per Unit: As stated in the Statistical Analysis, Section II.
- (2) Maximum D.U./Gr. Resid. Ac.: As stated in the Statistical Analysis, Section II.
- (3) Building Setbacks:
 - (a) From any boundary line of the cluster development - 10 foot minimum.
 - (b) From any interior property line -- none except as may be otherwise specified by the Uniform Building Code.
 - (c) When there is a difference in elevation of three foot or more between adjacent building pads on lots having a common side property line, R1 side yard regulations shall apply to that common side yard only.

B. High Density Residential

1. Purpose and Intent

The High Density Residential Area of the Lake Forest Planned Community are established to provide for the development of detached and attached single-family and multiple-family residential dwelling units. The land allocated for this type of residential use is designed to encourage and concentrate the development of housing of a more intense nature than medium density areas. Duplexes, triplexes, apartments, condominiums, and townhouse developments are to predominate, with "small" lot, patio-type single-family units forming a small percentage of the high density areas. Dwelling units range from 6.5 to 18 units per gross acre, with an area per unit standard of 2,400-5,000 square feet. This type of residential development is located in close proximity to commercial and other business areas, educational and institutional land uses and cultural and other public facilities, such as major transportation routes. Any type of dwelling unit or arrangement of homes which would maintain the overall gross density per acre and area per unit standards is permitted.

2. Uses Permitted

- a. Single-family dwellings subject to Section IV, A, 6. Site Development Standards, Medium Density Residential and to Section XII of these regulations.
- b. Multiple-family dwellings, (except condominiums and community apartment projects), subject to approval of Site Plan pursuant to Section XIII of these regulations.
- c. Parks and playgrounds, public and private (noncommercial) subject to Section XIII of these regulations.
- d. Riding and hiking trails subject to Section XIII of these regulations.

3. Uses Permitted Subject to a Use Permit as provided in Section 7-9-150 of the Orange County Zoning Code:

- a. All uses permitted in Section IX Community Facilities.
- b. Mobile home parks.
- c. Condominiums.
- d. Community apartment projects.

4. Temporary Uses Permitted in compliance with the regulations provided in Section 7-9-136 of the Orange County Zoning Code:

- a. Model homes, temporary real estate offices, and signs within subdivisions;
 - b. Temporary use of mobile home residence during construction;
 - c. Continued use of an existing building during construction of a new building on the same building site;
 - d. Real estate signs.
5. Accessory Uses Permitted
- Any of the following customary uses and structures:
- a. Garages and carports;
 - b. Swimming pools;
 - c. Fences and walls;
 - d. Home occupations in compliance with the regulations provided in Section 7-9-146.6 of the Orange County Zoning Code;
 - e. The keeping of pets of a type readily classifiable as being customarily incidental and accessory to a permitted principal residential use when no commercial activity is involved. The keeping of equine, bovine, wild, exotic, or nondomestic animals is prohibited;
 - f. Horticulture of all types, unlighted and unenclosed by buildings or structures (noncommercial);
 - g. Any other accessory use or structure permitted by and in compliance with the regulations provided in Section 7-9-135 of the Orange County Zoning Code.
6. Site Development Standards for Single-Family Residential Development
- a. Those applicable standards specified in Section IV, A, 6. of these regulations, Site Development Standards; Medium Density Residential.
7. Site Development Standards for Multiple-Family Residential Development
- a. Minimum Area Per Unit: 2,400 square feet.*
 - b. Maximum D.U./Gr. Res. Ac - as established by the Statistical Analysis, Section II.
 - c. Maximum Dwelling Units - as established by the Statistical Analysis, Section II.
 - d. Maximum Building Height - 35 feet.
 - e. Maximum Building Site Coverage - 60%.
 - f. Building Setbacks.

*This is not necessarily the minimum building site area, see Page 5, Paragraph N.

- (1) The minimum distance between any building or structure and an ultimate street right-of-way or back of sidewalk, shall be 10 feet.
- (2) The minimum side and rear setback for each structure shall be "0" feet, except a minimum five foot setback shall be maintained from the property line between detached adjacent structures or single-dwelling units.
- (3) Where there is a difference in elevation of three feet or more between adjacent building pads on lots having a common side property line, R1 side yard regulations shall apply to that common side yard only.

g. Fences and Walls

The installation of fences and walls shall be in accordance with Section 7-9-137.5 of the Orange County Zoning Code.

h. Access

Each building site shall abut and have vehicular access to a public or private street, in accordance with the provisions of Section XI of these regulations and Section 7-9-126, Building Site Requirements of the Code.

i. Off-Street Parking

Automobile off-street parking shall be provided in accordance with Section 7-9-145 of the Orange County Zoning Code.

C. Heavy Density Residential

1. Purpose and Intent

This category of residential land use is designed for those areas where intense residential development is to occur. Although all types and arrangements of residences are permitted subject to the overall gross density range of 18+ dwelling units per gross acre, and the area per unit standard of 1,000 to 4,000 square feet, apartment type buildings are most typical of this area.

2. Uses Permitted

- a. Single-family dwellings subject to Section IV, A, 6. Site Development Standards, Medium Density Residential and to Section XII of these Regulations.
 - b. Multiple-family dwellings except condominiums and community apartment projects subject to approval of a Site Plan pursuant to Section XIII.
 - c. Parks and playgrounds, public and private (noncommercial) subject to Section XIII of these Regulations.
 - d. Riding and hiking trails subject to Section XII of these Regulations.
3. Uses Permitted Subject to a Use Permit as provided in Section 7-9-150 of the Orange County Zoning Code:
- a. All uses permitted in Section IX Community Facilities.
 - b. Mobile home parks.
 - c. Condominiums.
 - d. Community apartment projects.
4. Temporary Uses Permitted in compliance with the regulations provided in Section 7-9-136 of the Orange County Zoning Code:
- a. Model homes, temporary, real estate offices, and signs within subdivisions;
 - b. Temporary use of mobile home residence during construction;
 - c. Continued use of an existing building during construction of a new building on the same building site;
 - d. Real estate signs.
5. Accessory Uses Permitted:
- Any of the following customary uses and structures:
- a. Garages and carports;
 - b. Swimming pools;
 - c. Fences and walls;
 - d. Home occupations in compliance with the regulations provided in Section 7-9-146.6 of the Orange County Zoning Code;
 - e. The keeping of pets of a type readily classified as being customarily incidental and accessory to a permitted principal residential use when no commercial activity is involved. The keeping of equine, bovine, wild, exotic, or nondomestic animals is prohibited;

- f. Horticulture of all types, unlighted and unenclosed by buildings or structures (noncommercial);
- g. Any other accessory use or structure permitted by and in compliance with the regulations provided in Section 7-9-135 of the Orange County Zoning Code.

6. Site Development Standards for Single-Family Residential Development

- a. Those applicable standards specified in Section IV, A, 6. of these regulations, Site Development Standards, Medium Density Residential.

7. Site Development Standards for Multiple-Family Residential Development

- a. Minimum Area Per Unit: 1,000 square feet*
- b. Maximum D.U./Gr. Resid. Ac. - as established by the Statistical Analysis, Section II.
- c. Maximum Dwelling Units - as established by the Statistical Analysis, Section II.
- d. Maximum Building Height - 35 feet.
- e. Maximum Building Site Coverage - None Specified.
- f. Building Setbacks -
 - (1) The minimum setback distance between any building or structure and ultimate street right-of-way or back of sidewalk shall be 10 feet.
 - (2) The minimum side and rear setback for each structure shall be "0" feet, except a minimum five foot setback shall be maintained from the property line between detached adjacent structures or single-dwelling units.
 - (3) Where there is a difference in elevation of three feet or more between adjacent building pads on lots having a common side property line, R1 side yard only.
- g. Fences and Walls - The installation of fences and walls shall be in accordance with Section 7-9-137.5 of the Orange County Zoning Code.
- h. Access - Each building site shall abut and have vehicular access to a public or private street, in accordance with the provisions of Section XI of these regulations and Section 7-9-126 Building Site Requirements of the code.
- i. Off-Street Parking - Automobile off-street parking shall be provided in accordance with Section 7-9-145 of the Orange County Zoning Code.

V. COMMERCIAL DEVELOPMENT REGULATIONS

A. Neighborhood Commercial

*This is not necessarily the minimum building site area, see Page 5, Paragraph N.

1. Purpose and Intent

These areas provide for convenience facilities and goods to serve the needs of the immediate neighborhood. This includes limited professional, retail service and commercial uses.

This category is designed to serve human daily needs. All uses within this classification must be oriented to the immediate neighborhood and compatible with adjacent patterns of development.

2. Uses Permitted and Site Development Standards

Neighborhood commercial developments shall be permitted wherever shown on the Development Plan in conformance with provisions of Chapter 9.96, Commercial, Neighborhood, District of the Lake Forest Municipal Code, and shall be subject to Site Plan approval as provided for in Section XIII.

Adult Businesses- subject to adult business license required by Chapter 5.10 of the Lake Forest Municipal Code and also the locational standards found in Chapter 9.08.012 of the Lake Forest Municipal Code. (Ordinance 142)

3. Uses Permitted Subject to a Use Permit

Any commercial use, excepting those uses specifically prohibited by the CN District Regulations, Section 7-9-89 of the Zoning Code, which the Planning Commission finds consistent with the purpose and intent of this land use category.

4. Note: The development Guidelines for the Lake Forest Planned Community establish the additional specific uses approved by the Planning Commission for Neighborhood Commercial Areas.

B. Community Commercial

1. Purpose and Intent

This category designates land for commercial centers which provide a wide range of facilities for retail trade, convenience goods, services, and professional office uses. It includes area of larger retail volume than that of Neighborhood Commercial.

2. Uses Permitted and Site Development Standards

Community commercial developments shall be permitted in conformance with the provisions of Chapter 9.88, Community Commercial District, of the Lake Forest Municipal Code, and shall be subject to Site Plan or Use Permit approval as provided for in Section XIII.

Adult Businesses- subject to adult business license required by Chapter 5.10 of the Lake Forest Municipal Code and also the locational standards found in Chapter 9.08.012 of the Lake Forest Municipal Code. (Ordinance 142)

3. Uses Permitted Subject to Use Permit

Any commercial use other than those uses specifically prohibited by the CC District Regulations Section 7-9-87 of the Zoning Code which the Planning Commission finds consistent with the purpose and intent of this land use category.

4. In addition to the requirements and limitations cited above, the uses permitted and the design of all improvements (including grading, structures, signs, landscaping, parking facilities and vehicular and pedestrian access) proposed for Planning Unit 20H shall be determined by the Planning Commission to be compatible with the adjacent Serrano Adobe site pursuant to and concurrent with the Site Plan Review Procedure established in Section XIII. The above noted planning of Planning Unit 20H shall be a joint effort by the property owner and the County E.M.A.

VI. INDUSTRIAL REGULATIONS

A. Industrial Park Development Regulations, applicable only to Area 16A

1. Purpose and Intent

This area is indicated on the Development Plan for a special type of large, planned industrial area. The area is to be designed and equipped to accommodate a community of industries and other uses of land in a manner in which compatibility to one another and surrounding areas can be maintained.

2. All uses permitted by the "Industrial Park Development Regulations" shall be subject to Site Plan approval as provided in Section XIII except as noted in General Note J, Section III.

Adult Businesses- subject to adult business license required by Chapter 5.10 of the Lake Forest Municipal Code and also the locational standards found in Chapter 9.08.012 of the Lake Forest Municipal Code. (Ordinance 142)

3. Uses Permitted

- a. The following uses are permitted on any building site in Area 16A (formerly Area M) for which a tract map (X Map) or a parcel map was recorded prior to September 1, 1976:

- (1) Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic or electromechanical nature such as, but not limited to:
 - (a) Television and radio equipment and systems.
 - (b) Phonograph and audio units.
 - (c) Metering instruments, equipment and systems.
 - (d) Radar, infrared and ultraviolet equipment and systems.
 - (e) Coils, tubes, semi-conductors and similar components.
 - (f) Scientific and mechanical instruments.

- (g) Data processing equipment and systems.
 - (h) Communication, navigation control, transmission and reception equipment, control equipment systems, guidance equipment and systems.
- (2) Manufacture, testing, repair and assembly of optical devices, equipment and systems.
- (3) The compounding, processing of cosmetics, drugs, toiletries, pharmaceuticals, and food products except the rendering and refining of fats and oils.
- (4) The manufacture, compounding, assembly of articles and merchandise from the following previously prepared materials:
- Aluminum, bone, brass, cellophane, camelback, canvas, cloth, cork, feathers, felt, fiber, fur, hair, horn, latex, lead, paint, paper, plastic, precious or semi-precious metals or stones, shell, rubber, tin, iron, steel, tobacco, wood, yarn, pulverized clay.
- (5) The following industrial and non-industrial uses:
- (a) Storage warehouses, excluding flammable materials, truck chemicals, wrecking yards, salvage yards and explosives.
 - (b) Wholesale distributing plants.
 - (c) Bottling works.
 - (d) Printing establishments including blueprinting, magazine and paper printing establishments, lithography and book-binding.
 - (e) Laundry and dry cleaning establishments.
 - (f) Kennels.
 - (g) Restaurants including on-sale liquor sales when incidental to the primary restaurant facility.
 - (h) Research and experimental plants and laboratories.
 - (i) Public buildings and structures, public utility buildings and electrical transmission and distribution substations.
 - (j) Medical clinics and first aid stations.
 - (k) Temporary construction offices and yards including outdoor storage of lumber and building materials for a period not to exceed the construction period of the project for which said yard is established.
 - (l) New car storage.
 - (m) Lumber yards, both retail and wholesale.
 - (n) Accessory commercial and business offices which are necessary yet incidental to industrial uses permitted within these Planning Areas. Said accessory offices

shall include real estate offices for the sole purpose of selling, leasing or renting of incidental space of buildings, within these Planning Areas.

- (o) Recreation centers and facilities.
- (p) General farming of agricultural crops on the land and grazing but not including any poultry or animal raising enterprise.
- (q) All commercial uses permitted in the C1 and C2 Districts except massage establishments, mobilehome parks, hotels, or other residential uses: provided, however, that one single-family dwelling may be permitted on the same site as that of a permitted manufacturing use; said dwelling shall be occupied exclusively by a superintendent and his family, by a caretaker and his family, or by a night watchman or custodian and his family. (Ordinance 195)
- (r) Real estate, business, identification and construction signs.
- (s) Commuter station facilities.
- (t) Automotive repair garages including major automotive repairs, painting, body and fender work, providing, however, said uses shall not be established or conducted within or on any automobile service station premises or site.
- (u) Automobile service stations (only as provided under Section VII of this text).
- (v) Accessory structures and uses necessary and customarily incidental to the above uses.

4. Site Development Standards

- a. The establishment, operation and maintenance of the uses permitted by this section shall comply with the site development standards set forth in Section 7-9-95.7 M1 "Light Industrial District Regulations of the Orange County Zoning Code unless otherwise designated on the approved Site Development Permit submitted pursuant to Section XIII herein.
- b. The provisions of Section 7-9-110 "Planned Development" District Regulations for commercial and industrial uses as set forth in the Orange County Zoning Code shall be applicable to this Section VI subject to approval of the required Use Permit.
- c. Signs shall be permitted in accordance with the provisions set forth in Section X, "Sign Standards" of this text.

B. Business Park Development Regulations, Applicable Only to Area 16B

1. Purpose and Intent

While the primary intent of the district is to establish industrial uses, limited retail and service uses not normally allowed in an industrial zone are allowed. The area is to be designed and equipped to accommodate a community of industries and retail and service uses in a manner in which compatibility to one another and surrounding areas can be maintained.

2. All uses permitted by right in Section VI.B.3 of these regulations, and uses permitted by Sections 7-9-95.2 and 7-9-95.3 of the Zoning Code, shall be subject to approval of a Detail Plan pursuant to Sec. 7-9-150 of the Zoning Code.

Adult Businesses- subject to adult business license required by Chapter 5.10 of the Lake Forest Municipal Code and also the locational standards found in Chapter 9.08.012 of the Lake Forest Municipal Code. (Ordinance 142)

3. Uses Permitted

- a. All uses permitted by Sections 7-9-95.2 and 7-9-95.3 of the M1 “Light Industrial” District Regulations of the Orange County Zoning Code with the exception of the following specifically prohibited uses:

- (1) Wrecking yards;
- (2) Salvage yards;
- (3) Warehousing of flammable materials, truck chemicals, explosive, dangerous, and/or noxious gases;
- (4) Massage Establishments. (Ordinance 195)

- b. The following industrial and non-industrial uses:

- (1) New car storage;
- (2) Bottling works;
- (3) Banks, savings and loan companies, loan companies and credit unions;
- (4) Beauty and barber shops;
- (5) Restaurants including on-sale liquor sales when incidental to the primary restaurant facility;
- (6) Administration, professional, and other types of offices; medical clinics;
- (7) Nurseries and garden supply stores provided that all equipment, supplies, rentals and merchandise shall be kept within a completely enclosed building and that fertilizer of any type shall be stored and sold in packaged form only;
- (8) Animal clinic (subject to special regulations provided in Section 7-9-146);
- (9) Unless noted above, retail commercial uses shall be limited to retail commercial activities accessory to a permitted

industrial use when the approving authority finds that such uses do not constitute a significant retail sales outlet for products produced, serviced or stored on the premises. A retail sales outlet shall be significant when it includes sales areas which exceed twenty-five percent or 1,500 square feet of the gross floor area of the use, whichever is less.

- (10) Service business uses, consistent with the purpose and intent of Section VI.B., Business Park Development Regulations, occupying less than 4,000 square feet gross floor area. Service business uses enumerated above in Section VI.B.3.b. shall not be subject to the 4,000 square feet gross floor area limitation.
- c. Accessory structures and uses necessary and customarily incidental to the above uses.
- 4. The following uses subject to a Type-2 use permit:
 - a. Services business exceeding 4,000 square feet gross floor area except uses specified in Sections 7-9-84.4, 7-9-84.5, or 7-9-84.6; and except service business uses enumerated above in Section VI.B.3. Otherwise, specified uses are not subject to this regulation.
 - b. All uses as permitted by Section 7-9-95.5 of the Zoning Code except as provided and limited by VI.B.3.b. and VI.B.4.a. above.
- 5. Site Development Standards:
 - a. The establishment, operation and maintenance of the uses permitted by this section shall comply with the site development standards set forth in Section 7-9-95.7 M1 "Light Industrial" District Regulations of the Orange County Zoning Code unless otherwise designated on the approved Site Development Permit submitted pursuant to Section 7-9-150.
 - b. Signs shall be permitted in accordance with the provisions set forth in Section X, "Sign Standards" of this text.

VII. SERVICE STATION SITE REGULATIONS

Service station sites SS-1 through SS-8 inclusive as indicated on the Lake Forest Planned Community Development Plan are designated for automobile service station use subject to the SS "Service Station" District regulations, Section 7-9-114 of the Orange County Zoning Code and site plan review as provided in Section XIII of this text.

VIII. OPEN SPACE/PARKS/GREENBELT REGULATIONS

A. Parks

1. Parks will be provided in accordance with the requirements of the Local Park Code.

B. Open Space

1. Prior to the approval of any tentative tract map or issuance of building or grading permits for projects within Planning Unit 1A, the developer shall make an irrevocable offer of dedication to the County or other agency specified by the Board of Supervisors of a minimum of six acres of land located in Planning Unit 1A.
2. The open space areas will be provided substantially as shown on the development plan for each planning area. The minimum acreage will be stated in the Statistical Analysis, Section II.

IX. COMMUNITY FACILITIES - ALL PLANNING AREAS

A. Purpose and Intent

The Community Facilities Section of the Lake Forest Planned Community District Regulations is established to provide for those additional uses which may be compatible with the basic permitted uses, but which need the additional review provided for the Use Permit procedure pursuant to Section 7-9-150.1 of the Zoning Code.

B. Uses Permitted Subject to a Use Permit as Provided in Section 7-9-150.1 of the Zoning Code.

1. Public and private recreation uses and facilities whether or not carried on for profit, including equestrian centers, golf course, community center, lakes, and related facilities.
2. Churches, fire stations, libraries and other public and quasi-public facilities.
3. Establishments for the care of preschool children.
4. Signs identifying or giving direction to permitted uses and facilities or identifying sites of future uses and facilities.
5. Recreation vehicle storage yards.

6. Other uses similar in character with those listed above, which the Planning Commission finds to be compatible with the surrounding permitted uses.

C. Development Standards

1. Building Height: Community facility structures shall not exceed 50 feet in height.
2. Building Line Regulations: Community facility structures shall be located a distance at least equal to twice the height of the structure from all building site boundaries unless modified by the approval of the required Use Permit.
3. Screening and Landscaping: Screening and landscaping shall be installed in conformance with Section 7-9-89(n) and (o), CN "Commercial, Neighborhood" District Regulations of the Orange County Zoning Code.
4. Off-Street Parking: In accordance with Section 7-9-145 of the Orange County Zoning Code.

X. SIGN STANDARDS

- A. For those areas not within the SR "Sign Restrictions" District, as applied by the Orange County Zoning Codes, the following sign standards shall apply.
- B. Signs Permitted in All Planning Units:
 1. Signs advertising the sale, lease or rental of the property upon which the sign is located. Such signs shall not exceed a vertical height of 16 feet, a horizontal length of 10 feet, or a total area of 32 square feet.
 2. Signs denoting the architect, engineer, or contractor placed on the premises where construction, repair, or renovation is in progress. Such signs shall not exceed a vertical height of 16 feet, a horizontal length of 8 feet, or a total area of 24 square feet.
 3. Signs or bulletin boards customarily incident to places of worship, libraries, museums, social clubs or societies, cemeteries, and other public or eleemosynary institutions. Such sign shall not be erected in the public safety area or exceed a total area of 24 square feet.

4. Signs advising of future construction on the site upon which the sign is located. Such signs shall not exceed a vertical height of 16 feet, a horizontal length of 8 feet, or a total area of 24 square feet.
 5. Planned Community travel direction signs.
 6. Planned Community reassurance signs.
- C. Signs in commercial planning units shall conform to the regulations of the Orange County Sign Code, except:
1. When boundary abuts a residential or agricultural area located on the same side of the same street, and the distance from said boundary is:
 - a. Within 50 feet - Freestanding signs are not permitted and wall signs facing said boundary shall not be lighted or illuminated.
 - b. From 50 to 100 feet - Any sign shall not be lighted or illuminated on any side facing said boundary, and freestanding signs shall not exceed a maximum height of 25 feet.
 - c. 100 feet or more - Freestanding signs shall not exceed a maximum height of 25 feet plus 1 foot of height for each 10 feet of horizontal distance over 100 feet.
 - d. Within 300 feet - Lighted and illuminated signs shall be designed and installed so that direct light rays shall not shine on any residential or agricultural area.
 2. Within the ultimate public safety area:
 - a. Advertising devices and advertising displays are prohibited.
 - b. Only one freestanding business sign may be located on each lot or parcel of land or on each 100 feet of highway frontage if a lot or parcel of land abuts a highway from more than 100 feet, provided that each such sign shall be located a minimum of 100 feet from any other such sign on the same lot or parcel.
 - c. Freestanding signs shall not exceed a maximum height of 35 feet.
 - d. Real estate signs - Only one real estate sign not exceeding 25 square feet and two real estate signs not exceeding 6

square feet may be located within the public safety area on each vacant lot or parcel of land, or on each 300 lineal feet of street frontage if a vacant lot or parcel abuts a street for more than 300 feet.

3. General Provisions:

- a. All signs shall be firmly affixed to a wall of a structure or to the ground.
- b. No blinking, flashing, or animated signs of any type shall be permitted.
- c. No sign shall be placed on the roof of any building.

D. Signs in the industrial park planning area, illuminated or nonilluminated, shall be limited to the following:

- 1. Not more than one business or identification wall sign shall be permitted for each side of a parcel or lot which abuts a public street. Each sign shall not exceed 100 square feet in area and shall not extend more than one foot above the building wall or the face of a marquee.
- 2. Only one single faced or double faced, freestanding, business, real estate, or identification sign may be located on each lot or parcel of land or on each 100 feet of street frontage, provided that each such sign shall be located a minimum of 100 feet from any other such sign on the same lot or parcel. Each such sign shall not exceed 75 square feet in area per face and shall not exceed 25 feet in height.
- 3. Signs not more than 6 square feet in area, used only for directional or identification purposes, or as required for safety or security reasons, shall be permitted.
- 4. When a boundary abuts a residential or agricultural district located on the same side of the same street, freestanding signs shall not be located within 50 feet of said boundary nor shall any sign within 100 feet of said boundary be lighted or illuminated on any side facing side boundary.
- 5. Permitted freestanding signs may be located within the public safety area, provided that no sign shall be located closer than 5 feet from the ultimate right-of-way line.
- 6. No sign shall be placed on the roof of any building.

7. The maximum height of any sign shall not exceed 35 feet.
8. No blinking, flashing, or animated signs of any type shall be permitted.
9. Lights used to illuminate signs shall be designed and located so as to confine direct rays to the premises.

XI. STREET AND DRIVEWAY STANDARDS

- A. Private streets and driveways within residential developments shall be paved to at least the following minimum widths:
 1. Driveways serving 4 or less dwelling units, and having no parking within the travel way - minimum paved width 20 feet.
 2. Driveways used primarily for access to garages or carports for more than 4 dwelling units and with no parking within the travel way - minimum paved width 24 feet.
 3. Streets and driveways where on-street parking will be limited to one side only - minimum paved width 28 feet.
 4. Streets and driveways with on-street parking permitted on both sides - minimum width 36 feet*.
 5. One-way driveways shall have a minimum paved width of 12 feet, with on-street parking the minimum width shall be 20 feet.
 6. On-street parking within public street rights-of-way or the minimum paved widths cited above for private streets or driveways shall not be used to satisfy required off-street parking requirements. Off-street parking areas adjacent to but providing an area in excess of the minimum widths required for public and private streets and driveways may be used to satisfy required off-street parking requirements with the approval of the Planning Commission.

XII. AREA PLAN REGULATIONS

- A. Prior to the approval of a tentative tract or parcel map, or the issuance of any grading or building permit, an Area Plan covering the entire Planning Area or Areas in which the proposed project is located, shall be submitted to and approved by the Planning Commission.

*Width measured from curb face to curb face or edge of pavement to edge of pavement if there is no curb.

- B. It is intended that the Area Plan implement County General Plan policies, goals, objectives, guidelines and standards as well as those guidelines contained in this text. In addition, the Area Plan shall delineate or otherwise show the relationship of the project to adjacent areas and any development thereon or known to be proposed thereon.
- C. Area Plans shall contain the following information:
 - 1. Area Plan Map: drawn to scale, dimensioned and easily readable, containing the following:
 - a. Title block (developer's name and date drawn); graphic scale and north arrow, and vicinity drawings.
 - b. Existing and proposed topography, typical cross-sections, and a cut and fill diagram.
 - c. Proposed location of development and/or open space areas; including dimensions, extent and type (i.e., single-family conventional, planned concept, neighborhood commercial, school, park, natural open space, etc.).
 - d. Existing and proposed streets; location, width and ownership.
 - e. Identification of existing significant structures and physical features found on the site.
 - f. Existing and proposed uses and structures on abutting properties; including locations, height, and type.
 - g. Notation of existing or proposed community facilities on the site or within one-half mile.
 - h. Existing and proposed flood control and drainage facilities, and easements; location and dimensions.
 - i. Notations regarding:
 - (1) Identification, location, and proposed ownership of all trails, open space and parks; including method of providing for assurance that maintenance will be guaranteed.
 - (2) Phasing of open space and park development.
 - 2. Such additional related information as the Planning Commission shall require.

D. Procedure

1. The above listed materials, together with any additional planning data which the Planning Agency may request, shall be submitted in the required form and number. The Agency may require additions and/or revisions for that purpose. The Planning Commission shall review and act on the plan as soon as possible after its acceptance for filing and any necessary processing time.
2. Area Plan requirements may be met by a map and text submitted as both an Area Plan and a proposed tentative tract provided that the map and text address the entire Planning Area or areas affected and provided that they contain the information specified in "C.1." above.
3. The Planning Commission may deny, approve, or condition the approval of an Area Plan based upon the following criteria: Compatibility with (1) the General Plan Elements, (2) Section XV Development Guidelines and objectives, (3) development policies approved or adopted by the Board of Supervisors or the Planning Commission, (4) nearby existing or proposed development, and (5) the principles of good neighborhood design.
4. An Area Plan shall be amended by the procedure delineated above.
5. The Planning Commission may initiate preparation of an Area Plan or any amendment thereto.
6. No tentative tract or parcel map may be approved until an Area Plan for the site has been approved by resolution of the Planning Commission.
7. No grading permit for any project shall be issued by the EMA until all the provisions and conditions of the Area Plan approved for the project area have been met to the satisfaction of the Director EMA or assurance provided that the provisions and conditions shall be met.

XIII. SITE PLAN REVIEW

- A. Prior to the issuance of any grading or building permits, a Site Plan covering the entire Planning Unit in which the project is located shall be submitted to and approved by the Planning

Commission for all proposed multiple-family, commercial, industrial, and other projects for which Site Plan Review is required by these regulations.

- B. When a Site Plan includes an entire Planning Area, such plan may be submitted as the Area Plan provided it contains all of the required information listed below.
- C. Site Plans shall contain, but are not limited to, the following information:
 - 1. Site Plans drawn to scale, dimensioned and easily readable, containing, but not limited to, the following:
 - a. Title block (developer's name and date drawn);
 - b. Scale and north arrow;
 - c. Property lines of all existing building sites (dimensions);
 - d. Buildings; existing and proposed, location and size;
 - e. Streets; location, name and width;
 - f. Easements; location, purpose and width;
 - g. Access (driveways, etc.); existing and proposed;
 - h. Parking areas, designed to County standards;
 - i. Signs; location, height, dimensions, and copy, if available;
 - j. Fencing (walls); type, location and height;
 - k. Landscape areas;
 - l. Proposed topography and grading concept;
 - m. Other outdoor uses; location and use;
 - n. Existing structures on abutting properties; location, height and uses;
 - o. Existing topography and drainage improvements.
 - 2. Typical Elevations - Of all structures and signs, including, but not limited to, the following:
 - a. Exterior materials;
 - b. Elevations shall include all sides of a structure or site.
 - 3. Landscape Plans - Including, but not limited to, the following information:
 - a. Plant material;
 - b. Size of plant materials, where applicable;
 - c. Watering facilities plan.

4. Open Space and Park Plans:

- a. Identification, location, and proposed ownership of all permanent open space and parks;
- b. Phasing of open space and park development;
- c. Method of providing for assurance that maintenance will be guaranteed.

D. Procedures:

1. The above listed materials, together with any additional data which the Planning Agency may request, shall be submitted in the form and number prescribed by the Director of the E.M.A. The Agency will screencheck all material prior to acceptance to determine its reviewability. The Agency may require additions and/or revisions for this purpose. The Planning Commission shall review the plans and act on same as soon as possible after their acceptance and necessary processing by the E.M.A.
2. The Planning Commission may deny, approve, or condition the approval of any Site Plans based upon the criteria stated for Area Plan decisions.
3. No building permit or grading permit for any project shall be issued by the E.M.A. until all the provisions and conditions of the Site Plan approved for the project have been met to the satisfaction of the Director, E.M.A., or assurances provided that the provisions and conditions shall be met.

XIV. LEGAL DESCRIPTION

DESCRIPTION OF A PLANNED COMMUNITY DEVELOPMENT PLAN OF "LAKE FOREST" IN THE EL TORO AREA OF ORANGE COUNTY, CALIFORNIA.

Those portions of Lot 10, in the Rancho Canada de Los Alisos, in the County of Orange, State of California, as per map recorded in Book 3, Pages 290 and 291, Miscellaneous Records, in the Office of the County Recorder of Los Angeles County, California, and that portion of Blocks A and 4 of Tract No. 70 in said County of Orange, as shown on a map thereof recorded in Book 10, Pages 16 and 17, Miscellaneous Maps, in the Office of the County Recorder of said Orange County, described as follows:

PARCEL 1 (Northeasterly of AT&SF Railway)

Beginning at the Easterly corner of Lot 26 of said Block 4; running thence N 43° 51' W 170.00 feet to the Northerly corner of said Lot 26, said corner being the Easterly corner of Lot 6 of said Block 4; thence S 46° 07' W 80.00 feet along the Southeasterly line of said Lot 6 to the most Northerly corner of Lot 24 of said Block 4; thence S 43° 51' E 170.00 feet along the Northeasterly line of said Lot 24 to the most Easterly corner thereof; thence S 46° 07' W 50.00 feet along the Southeasterly line of Lots 24 and 23 of said Block 4 to the most Southerly corner of said Lot 23; thence N 43° 51' W 170.00 feet along the Southwesterly line of said Lot 23 to the Southeasterly line of said Lot 6; thence S 46° 07' W 255.00 feet along the Southeasterly line of said Lot 6 to an angle point thereon, said point being the most Westerly corner of Lot 13 of said block 4; thence S 43° 51' E 25.00 feet along the Southwesterly line of said Lot 13 to the most Northerly corner of Lot 5 of said Block 4; thence S 46° 07' W 153.51 feet along the Northwesterly line of said Lot 5 to the Westerly corner thereof; thence N 40° 53' W 625.84 feet along the Southwesterly line of said Lot 6 and along the Northeasterly line of Front Street, as said street is shown on said map of Tract No. 70 to the Northwesterly line of Almond Street, as said street is shown on said map of Tract No. 70; thence S 46° 07' W 179.83 feet along the Northwesterly line of said Almond Street to the Northeasterly line of that certain strip of land conveyed to the San Diego Railway Company, by deed recorded in book 208, page 26, Deeds, records of Los Angeles County, California; thence N 40° 53' W 4690.57 feet along the Northeasterly line of said strip conveyed to the San Diego Railway Company to the beginning of a curve concave Westerly having a radius of 3869.12 feet; thence Northwesterly 360.15 feet along the Northeasterly line of said strip conveyed to the San Diego Railway Company, along said curve; through a central angle of 5° 20'; thence N 46° 13' W 277.76 feet along the Northeasterly line of strip conveyed to San Diego Railway Company; thence N 41° 47' E 150.00 feet to the beginning of a tangent curve concave Southerly having a radius of 1365.00 feet; thence Northeasterly 722.65 feet along said curve through a central angle of 30° 20'; thence N 72° 07' E 2891.08 feet; thence S 17° 53' E 694.99 feet to the beginning of a tangent curve concave

Easterly having a radius of 2,000.00 feet; thence Southeasterly along said curve through a central angle of $26^{\circ} 00'$ a distance of 907.57 feet; thence $S 43^{\circ} 53' E$ 3200.00 feet to a point in the Northwesternly line of said Los Alisos Avenue; thence $S 46^{\circ} 07' W$ 2223.27 feet to the most Easterly corner of Block B of said Tract No. 70; thence $N 43^{\circ} 51' W$ 170.00 feet along the Northeasterly line of said Block B to the most Northerly corner thereof; thence $S 46^{\circ} 07' W$ 50.00 feet along the Northwesternly line of said Block B to the most Westerly corner thereof; thence $S 43^{\circ} 51' E$ 170.00 feet along the Southwesterly line of said Block B to the most Southerly corner thereof, said Southerly corner being in the Northwesternly line of said Los Alisos Avenue; thence $S 46^{\circ} 07' 00'' W$ 120.00 feet along the Northwesternly line of said Los Alisos Avenue to the point of beginning.

EXCEPT that portion thereof described as follows:

Beginning at the East corner of that certain parcel of land described in a deed to Schlumberger Well Surveying Corporation recorded December 21, 1960 in book 5558 page 531 of Official Records of said County; thence $N 43^{\circ} 53' 00'' W$ 3200.00 feet along the Northeast lines of said parcel to the beginning of a tangent curve thereon concave Northeasterly and having a radius of 2000.00 feet; thence Northwesternly 907.57 feet along said curve through a central angle of $26^{\circ} 00' 00''$ to the beginning of a tangent line in said Northeast line; thence $N 17^{\circ} 53' 00'' W$ 694.99 feet to the North corner of said Parcel; thence $S 72^{\circ} 07' 00'' W$ along the Northwest line of said Parcel 1634.64 feet; thence $S 40^{\circ} 53' 00'' E$ 5425.40 feet to the Southeast line of said Parcel; thence $N 46^{\circ} 07' 00'' E$ 1246.07 feet to the point of beginning.

ALSO EXCEPT that portion thereof described as follows:

Beginning at the most Easterly corner of Block 4 of said Tract No. 70; thence $N 43^{\circ} 51' 00'' W$ 360.00 feet along the Northeasterly line of said Block 4 to the most Northerly corner of said Block 4; thence $N 46^{\circ} 07' 00'' E$ 220.00 feet parallel with the Southeasterly line of said Block A to the Northwesternly prolongation of the Southwesterly line of Block B of said Tract No. 70; thence $43^{\circ} 51' 00'' E$ 360.00 feet along said prolongation and Southwesterly line to the most Southerly corner of said Block B; thence $S 46^{\circ} 07' 00'' W$ 220.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM Lots 23 and 24 of said Tract No. 70.

ALSO EXCEPTING THEREFROM Lots 1 to 15, inclusive, Lots 17 to 21, inclusive, Lots 25 to 65, inclusive, and Lots 103 to 111, inclusive, of Tract No. 5803 as shown on map recorded in book 212 pages 1 through 6, inclusive, of Miscellaneous Maps, records of said Orange County.

PARCEL 2 (Southwesterly of AT&SF Railway)

Beginning at the intersection of the Northwestern line of the land conveyed to C. H. Frost by Deeds recorded March 14, 1895, in book 95 page 261 and recorded April 13, 1896, in book 27, page 87 of Deeds, records of said Los Angeles County, California, with the Southwesterly line of the 100.00 foot wide strip of land conveyed to the San Bernardino and San Diego Railway Company by deed recorded March 11, 1887, in book 208 page 26 of Deeds of said Los Angeles County, California; thence S 54° 30' 00" W 2163.359 feet along said Northwestern line; thence N 40° 30' 00" W 2163.359 feet parallel with said Southwesterly line; thence N 54° 30' 00" E 2163.359 feet parallel with said Northwestern line to said Southwesterly line; thence S 40° 30' 00" E 2163.359 feet to the point of beginning.

EXCEPTING FROM sold Parcel 2, 6.00 acres of land conveyed to Charles H. Frost by deed recorded June 8, 1895, in book 99 page 158 of said Deeds.

ALSO EXCEPTING FROM said Parcel 2, 1,032 acres of land conveyed to the Atchison, Topeka and Santa Fe Railway by deed recorded March 6, 1943, in book 1166 page 520 of Official Records of said Orange County.

SO EXCEPTING FROM said Parcel 2, that portion lying within Tract No. 5478, as per map recorded in book 207 pages 22 to 28, inclusive, of Miscellaneous Maps in the office of the County Recorder of said Orange County.

PARCEL 3 (Southwesterly of AT&SF Railway)

Lots 1 through 34, inclusive, and Lots 80 through 159, inclusive, of Tract No. 5478, in the County of Orange, State of California, as per map recorded in book 207 pages 22 through 28, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County.

PARCEL 4 (Southwesterly of AT&SF Railway)

Beginning at a point on the Southwesterly line of Tract No. 5478, as per map recorded in book 207 pages 22 to 28, inclusive, of Miscellaneous Maps, of said Orange County, which lies S 40° 26' 25" E 147.00 feet from the Westerly corner of said Tract; thence along said Southwesterly line of said Tract, being the center line of Muirlands Boulevard, S 40° 26' 25" E 727.02 feet to the most Northerly corner of that certain parcel of land conveyed to Sunny Ray Homes, a partnership by a deed recorded in book 7534 page 408 of Official Records of said County; thence along the Northwestern line of the land described in said Deed the following courses: S 49° 33' 35" W 230.00 feet; S 40° 26' 25" E 60.19 feet; S 49° 33' 35" W 720.00 feet; N 40° 26' 25" W 18.80 feet; S 49° 33' 35" W 180.00 feet; N 40° 26' 25" W 39.01 feet; S 49° 41' 19" W 842.89 feet; thence along the Southwesterly line of said land, S 40° 18' 41" E 107.00 feet to a tangent curve concave Northerly whose radius is 13.00 feet; thence Easterly

20.42 feet along the arc of said curve through a central angle of $90^{\circ} 00' 00''$; thence radial to said curve S $40^{\circ} 18' 41''$ E 60.00 feet to a point on a curve concave Easterly whose radius is 13.00 feet and whose tangent is perpendicular to the preceding course; thence Southerly 20.42 feet along the arc of said curve through a central angle of $90^{\circ} 00' 00''$; thence tangent to said curve, S $40^{\circ} 18' 41''$ E 127.27 feet to the most Northerly corner of Tract No. 4985, as shown on a map recorded in book 197 pages 34 to 39, inclusive, of Miscellaneous Maps of said Orange County; thence along the Northwesterly boundary of said tract the following courses: S $49^{\circ} 41' 19''$ W 300.00 feet; N $40^{\circ} 18' 41''$ W 28.66 feet; S $49^{\circ} 41' 19''$ W 60.00 feet; S $54^{\circ} 41' 19''$ W 713.51 feet to a point on a curve concave Northeasterly whose radius is 3060.00 feet and whose radial to this point bears S $52^{\circ} 54' 03''$ W; Northwesterly 15.37 feet along the arc of said curve through a central angle of $00^{\circ} 17' 16''$ to a point; thence radially S $53^{\circ} 11' 19''$ W 80.00 feet to the Westerly terminus of the Southwesterly line of Rockfield Boulevard, as shown on said map of Tract No. 4982, being on a curve concave Northeasterly whose radius is 3140.00 feet and concentric with the Northeasterly line of said Rockfield Boulevard; thence Southeasterly 149.42 feet along the arc of said curve and the Southwesterly line of Rockfield Boulevard through a central angle of $2^{\circ} 43' 35''$; thence S $53^{\circ} 11' 19''$ W 783.55 feet; thence along the Southwest boundary of said Tract No. 4985, S $36^{\circ} 48' 41''$ E 1080.20 feet to the beginning of a tangent curve concave Westerly and having a radius of 38.00 feet; thence Southerly along said curve through a central angle of $9^{\circ} 43' 37''$ an arc length of 6.45 feet; thence tangent to said curve S $27^{\circ} 05' 04''$ E 34.50 feet to the beginning of a tangent curve concave Northerly and having a radius of 20.00 feet; thence Southerly and Westerly along said curve through a central angle of $155^{\circ} 59' 43''$ an arc length of 54.45 feet to a point of compound curvature, with a curve concave Northeasterly, and having a radius of 460.00 feet; thence leaving the boundary of said Tract No. 4985, along said curve through a central angle of $14^{\circ} 04' 20''$ an arc length of 112.98 feet to a point on that certain line described as N $37^{\circ} 00' 00''$ W in a deed recorded in book 1151 pages 568 and 569 of Official Records of said County; thence along said line N $37^{\circ} 01' 01''$ W 2384.07 feet to its most Westerly terminus; thence along the Northwesterly line of said deed, described as N $54^{\circ} 30' 00''$ E 3907.10 feet, N $54^{\circ} 34' 24''$ E 3907.08 feet to the point of beginning.

EXCEPTING FROM said Parcel 4, any portion lying Southerly of the Southeasterly prolongation of above-mentioned course cited as "thence S $53^{\circ} 11' 19''$ W 783.55 feet."

PARCEL 5 (Southerly of AT&SF Railway)

That portion of Lot 10 in the Rancho Canada de Los Alisos, County of Orange, State of California, as per map recorded in book 3 pages 390 and 291 of Miscellaneous Records, in the office of the County Recorder of Los Angeles County, California, lying Southwesterly of the Southwesterly line of land conveyed to the San Bernardino and San Diego Railway Company by deed recorded March 11, 1887, in book 308 page 26 of Deeds of said Los Angeles County.

EXCEPT that portion thereof lying Southeasterly and Northeasterly of that certain line described in the Boundary Line Agreement and Grant Deed recorded January 19, 1968, in book 8437 page 569 of Official Records of said Orange County.

ALSO EXCEPT that portion thereof described in the deed to the State of California recorded February 1, 1957, in book 3789 page 241 of Official Records of said Orange County.

ALSO EXCEPT any portion thereof lying northwesterly of the compromise line described in the deed from Margaret Irvine, et al., to Dwight Whiting recorded April 30, 1887, in book 210 page 218 of Deeds of said Los Angeles County.

ALSO EXCEPT that portion thereof described in the deed to Southern California Edison Company recorded December 20, 1965, in book 7778 page 301 of Official Records.

ALSO EXCEPT that portion thereof described in the deed to Los Alisos Water District recorded April 12, 1966, in book 7898 page 512 of Official Records.

ALSO EXCEPT that portion thereof described as Parcels 1-B and 2-B in the Final Order of Condemnation recorded April 19, 1966, in book 7905 page 517 of Official Records.

PARCEL 6 (Southerly of AT&SF Railway)

Those portions of the Frontage Road as quitclaimed by the County of Orange by deeds recorded in book 8658 page 18 and book 5658 page 25 both of Official Records of Orange County, California.

PARCEL 7 (Southerly of AT&SF Railway)

That certain 2.57 acre parcel shown on map recorded in book 89 page 45 of Record of Surveys in the office of the County Recorder of Orange County, California.

PARCEL 8 (Southerly of AT&SF Railway)

Lots 73, 74, 75, 83 and 84 all in Tract No. 4985 in the County of Orange, State of California, as per map recorded in book 197 pages 34 to 39, inclusive of Miscellaneous Maps in the Office of the County Recorder of said County.

PARCEL 9 (Northeasterly of AT&SF Railway)

Block A of Tract No. 70 in the County of Orange, State of California, as per map recorded in book 10 pages 16 and 17 of Miscellaneous Maps, in the Office of the County Recorder of said County.

EXCEPT that portion thereof included within Tract No. 565 as per map recorded in book 19 page 14 of said Miscellaneous Maps.

ALSO EXCEPT that portion thereof lying Southwesterly of the Northeasterly line of Tract No. 5966 as per map recorded in book 223 pages 20 to 25, inclusive of said Miscellaneous Maps.

ALSO EXCEPT that portion thereof described in the deed to Tustin Union High School District recorded April 20, 1966 in book 7906 page 25 of Official Records.

PARCEL 10 (Northeasterly of AT&SF Railway)

All of Tract No. 565 in the County of Orange, State of California, as per map recorded in book 19 page 14 of Miscellaneous Maps, in the office of the County Recorder of said County.

PARCEL 11 (Northeasterly of AT&SF Railway)

That portion of Lot 10 of the Rancho Canada de Los Alisos in the County of Orange, State of California, as per map recorded in book 3 pages 290 and 291 of Miscellaneous Records, in the office of the County Recorder of Los Angeles County, California lying Southwesterly of the Southwesterly line of Trabuco Road as described in the deed to the County of Orange recorded September 30, 1931 in book 512 page 62 of Official Records of said Orange County.

EXCEPT that portion thereof lying Southwesterly of the Northeasterly line of the land described in the deed to the San Bernardino and San Diego Railway Company recorded March 11, 1887, in book 208 page 26 of deeds of said Los Angeles County.

ALSO EXCEPT any portion thereof lying Northwesterly of the compromise line described in the deed from Margaret Irvine, et al., to Dwight Whiting recorded April 20, 1887, in book 210 page 218 of deeds of said Los Angeles County.

ALSO EXCEPT that portion thereof described in the deed to the Roman Catholic Archbishop of Los Angeles recorded March 22, 1963, in book 6477 page 35 of Official Records of said Orange County.

ALSO EXCEPT that portion thereof described in the deed to S. V. Hunsaker & Sons, Inc. recorded October 27, 1964, in book 7276 page 173 of said Official Records.

ALSO EXCEPT that portion thereof described in the deed to A. J. West et al., recorded June 25, 1965 in book 7569 page 559 of said Official Records.

ALSO EXCEPT that portion thereof described in the deed to Tustin Union High School District recorded April 20, 1966, in book 7906 page 25 of said Official Records.

PARCEL 12 (Northeasterly of AT&SF Railway)

That portion of Lot 10 of the Rancho Canada de Los Alisos, in the County of Orange, State of California, as shown on a map recorded in book 3, pages 290 and 291 of Miscellaneous Records of Los Angeles County, California, and that portion of Block "A" of Tract No. 70, as per map recorded in book 10, pages 16 and 17 of Miscellaneous Maps, in the office of the County Recorder of Orange County, California, described as follows:

Beginning at the East corner of that certain parcel of land described in a deed to Schlumberger Well Surveying Corporation, recorded December 21, 1960 in book 5558, page 531 of Official Records of said Orange County; thence N 46° 07' 00" E 69.39 feet along the Northeasterly prolongation, of the Southeasterly line of said parcel to a line parallel with and Northeasterly 69.39 feet from that portion of the Northeasterly line of said parcel having a bearing of N 43° 53' 00" W; thence N 43° 53' 00" W 4914.86 feet along said parallel line to the Northwestern line of said parcel; thence S 72° 07' 00" W 1147.67 feet; to the most Westerly corner of the land described in the deed recorded October 23, 1963 in book 6772, page 855, Official Records; thence S 40° 53' 00" E 5425.40 feet along the Southwesterly line of the land described in the last above-mentioned deed, to the Southeasterly line of said parcel; thence N 46° 07' 00" E 1246.07 feet to the point of beginning.

EXCEPT that portion thereof described as follows: Beginning at the East corner of that certain parcel of land described in a deed to Schlumberger Well Surveying Corporation, recorded December 21, 1960, in book 5558, page 531 of Official Records of said Orange County; thence N 46° 07' 00" E 69.39 feet along the Northeasterly prolongation of the Southeasterly line of said parcel to a line parallel with and Northeasterly 69.39 feet from that portion of the Northeasterly line of said parcel having a bearing of N 43° 53' 00" W; thence N 43° 53' 00" W 2405.12 feet along said parallel line; thence S 49° 07' 00" W 1187.80 feet; to the Southwesterly line of the land described in the deed recorded October 23, 1963 in book 6772, page 855, Official Records; thence S 40° 53' 00" E 2470.67 feet along the Southwesterly line of the land described in the last above mentioned deed, to the Southeasterly line of said parcel; thence N 46° 07' 00" E 1246.07 feet to the point of beginning.

XV. DEVELOPMENT GUIDELINES AND OBJECTIVES

A. Purpose

1. The development guidelines are intended to provide a policy framework which, along with the policies of the various General Plan Elements, will provide substantive guidance to developers in the establishment and design of projects subject to the Lake Forest Planned Community Regulations.

These guidelines are not a part of the Regulations but are approved as the County Planning Commission's Policy in order to provide assistance to developers preparing area plans, site plans and other precise plans required by the P.C. Regulations.

B. Commercial Uses

1. Neighborhood Commercial includes the following uses:
 - a. Drugstore;
 - b. Grocery store;
 - c. Hardware store;
 - d. Medical, dental and professional office;
 - e. Retail bakery shop;
 - f. Barber shop;
 - g. Beauty shop;
 - h. Pickup agencies for laundry, shoe repair, and dry cleaning;
 - i. Self-serve laundromats;
 - j. Liquor store (off sales only);
 - k. Meat market;
 - l. Variety store;
 - m. Restaurants, both indoor and drive-in types, food-to-go type facilities, sidewalk cafe, and on-sale liquor sales when purely incidental to a part of a restaurant activity;
 - n. Real estate business;
 - o. Travel agencies, florist, card and gift shop, fabric shops, and information booths;
 - p. Small retail sales and service facilities compatible with and servicing neighborhood communities;
 - q. Accessory structures and uses necessary and customarily incidental to the above uses;
 - r. Automobile service station with the addition of the "SS" Service Station District;
 - s. Any additional commercial uses allowed by the P.C.

2. Community Commercial includes the following uses:

- a. Banks;
- b. Savings and loan;
- c. Restaurants;
- d. Hotels;
- e. Motels;
- f. Medical care;
- g. On-sale and off-sale liquor;
- h. Bowling alleys;
- i. Bakeries (retail);
- j. Cultural facilities such as:
 - (1) Art galleries;
 - (2) Theaters;
 - (3) Museums;
 - (4) Churches.
- k. Automobile service station with the addition of the "SS" Service Station District.
- l. Any additional commercial uses allowed by the P.C.

XVI. GUIDELINES FOR PLANNED CONCEPT SUBDIVISIONS

- A. Site access and location - The subdivision should be located in such a manner that adjacent streets have sufficient capacity to provide safe and adequate access to the development and adequate capacity for through traffic outside the boundaries of the PCS.
- B. Design - The design should be comprehensive in scope in which all of the various elements, including residential lots, common open areas, recreational facilities, landscaping, streets and driveways, pedestrian ways, and maintenance provisions are an integral part of the development.
- C. Internal circulation - Pedestrian and vehicular ways should each be designed with adequate and convenient vehicular circulation, and safe and appropriate pedestrian circulation, with maximum access to the open space.
- D. Lot location - Each residential lot must meet the zoning requirements for a building site. Lots may be grouped with open space around groups so as to create useable and meaningful open areas, and to take advantage of natural terrain and existing vegetation.

- E. Lot size - To be functional and to provide "private" space, where the building site is less than 5,000 square feet or where coverage is more than 60% (in accordance with applicable zoning regulations), the building site should abut and have access to functional and usable open space.
- F. Common open space - Open space should be an integral part of the plan and not just the area that remains after the residential lots have been situated. Normal rear and side yards may be reduced or eliminated and the equivalent area added to a more usable commonly owned and maintained open space. Such open space should include those amenities and features of the subdivision that are appropriate for common maintenance such as:
 - 1. Landscaped parkways adjacent to streets and driveways;
 - 2. Open spaces between buildings;
 - 3. Slopes and hillside terrain; and
 - 4. Recreation areas and other "usable open space".
- G. Small recreation areas - Small recreation areas planned to serve only a particular segment of the tract should be located close to and be readily available to the dwellings they are intended to serve.
- H. General recreation areas - Recreation areas intended to serve the needs of the entire development should be centrally and conveniently located. These areas should be so located within the open areas that they can easily be reached by pedestrian traffic, preferably by way of sidewalks through the open and common areas to prevent the destruction of open space landscaping by the creation of "short cut" paths through the open areas.
- I. Usable open space - A significant amount of usable permanent open space should be provided. Usable open space is considered to be open area that is owned by the residents in common and is suitable and available for either passive or active outdoor activities.

While it is the subdivider's responsibility to prove that he has provided a significant amount of usable open space the following are not normally considered to be "usable open space":

- 1. Slopes steeper than 4 to 1;
- 2. Open spaces between lots that are less than 25 feet in width;
- 3. Narrow landscaped strips adjacent to streets and driveways.

- J. Pedestrian traffic flow - A pedestrian walkway system through the common areas is encouraged to permit ready access to any part of the development and to minimize pedestrian and vehicular conflicts.
- K. Landscaping - Landscaping along the street right-of-way should be of such type that when full growth is achieved, it will not restrict the view of the driver or the pedestrian crossing the street. All common areas should be landscaped so as to provide space that is both aesthetically pleasing and functional.
- L. CC&R's applicable to the subdivision should be written in such a manner that they provide adequate assurance that the developer will retain responsibility over the maintenance of all common areas and facilities for an appropriate time period and that they provide for adequate and permanent maintenance of the common areas and facilities after the developer has gone.
- M. Grading and building siting - Careful attention should be given to the design and placement of dwellings with regard to the preservation of privacy and views; maximum utilization of open space, natural and man-made slopes and grade differentials; and the location and type of visual amenities and improvements.
- N. All natural and man-made slopes in excess of five feet in height should be included within the commonly owned open space and maintained in accordance with the provisions of the CC&R's.
- O. Public park - If a public park is included within the boundaries of the subdivision, it should abut a street that permits the park to be readily available to the general public without encouraging traffic flow through the development to reach the public park.

XVII. CLUSTER DEVELOPMENT SUBDIVISION GUIDELINES

A. Purpose and Intent

- 1. These guidelines are adopted Planning Commission Policy, supplemental to the regulations of the Zoning and Subdivision Codes. Their purpose is to further define cluster development subdivisions. The guidelines are intended to be used by planners, engineers, subdividers, and the general public to achieve a common understanding and to serve as a guide in the design, preparation and development of cluster development subdivisions.
- 2. These guidelines are also intended to provide the guidance and flexibility necessary to design subdivisions which are compatible with the topography and environment.

B. Development Guidelines

1. Site access and location - The subdivision should be located in such a manner that adjacent streets have sufficient capacity to provide safe and adequate access to the development and adequate access to the development and adequate capacity for through traffic outside the boundaries of the development.
2. Design - The design should be comprehensive in scope by including residential lots, common open areas, recreational facilities, landscaping, streets and driveways, pedestrian ways, and maintenance provisions as an integral part of the development.
3. Internal circulation - Pedestrian and vehicular ways should each be designed with adequate separation in order to avoid conflicts, provide adequate and convenient vehicular circulation, and safe and appropriate pedestrian circulation. Direct access from individual lots to the open space should be maximized.
4. Pedestrian traffic flow - A pedestrian walkway system through the common areas is encouraged to permit ready access to any part of the development and to minimize pedestrian and vehicular conflicts.
5. Building site and coverage - Each residential lot need not meet the zoning requirements for a building site. Each development unit, as specified on the approved tentative tract map, shall be deemed to be a building site. Maximum building site coverage is 40%.
6. Individual lots - Each dwelling unit shall be located on an individual lot of record and there shall be no more than one dwelling unit on any lot.
7. Lot size and coverage - There is no minimum lot size or maximum lot coverage. Normal rear and side yards are reduced or eliminated and the equivalent* area combined as a usable commonly owned and maintained open space area.
8. Usable common open space -
 - a. Open space should be an integral part of the plan. A significant amount of usable permanent open space should be provided. Usable open space is considered to be open area that is owned by the residents in common and is suitable and available for either passive or active outdoor activities. Open space should include those amenities and features that are appropriate for common maintenance such as:

*Equivalent area - shall be calculated as the minimum rectangular area which would be required to provide the standard 20' front, 5' side, and 25' rear setback around each of the units in the development.

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- (1) open areas between buildings (not less than 25' in width);
 - (2) man-made slopes (not steeper than a 4 to 1 slope);
 - (3) areas left in their natural state, suitable for active or passive use (i.e., slopes not steeper than 3 to 1);
 - (4) recreation areas.
- b. It is the subdividers' responsibility to prove that he has provided a significant amount of usable open space. The following are not normally considered to be "usable open space":
- (1) man-made slopes steeper than 4 to 1;
 - (2) areas left in their natural state not suitable for active or passive use (i.e., slopes steeper than 3 to 1);
 - (3) open areas between buildings that are less than 25 feet in width;
 - (4) narrow landscaped strips adjacent to streets and driveways.
9. Neighborhood recreation areas - Small recreation areas planned to serve only a particular segment of the tract should be located close to and be readily available to the dwellings they are intended to serve.
10. Community recreation areas - Recreation areas intended to serve the needs of the entire development should be centrally and conveniently located. These areas should be so located within the open areas that they can easily be reached by pedestrian traffic, preferably by way of sidewalks through the open and common areas.
11. CC&R's - The CC&R's applicable to the subdivision should be written in such a manner that they provide adequate assurance that the developer will retain responsibility over the maintenance of all common areas and facilities for an appropriate time period and that they provide for adequate and permanent maintenance of the common areas and facilities after the developer has gone.
12. Grading and building siting - Careful attention should be given to the design and placement of dwellings with regard to the preservation of privacy and views; maximum utilization of open space, natural and man-made slopes and grade differentials; and the location and type of visual amenities and improvements.

All natural and man-made slopes in excess of five feet in height should be included within the commonly owned open space and maintained in accordance with the provisions of the CC&R's.

13. Public park - If a public park is included within the boundaries of the subdivision, it should abut a public street that permits the park to be readily accessible to the general public without encouraging traffic flow through the development to reach the public park.

XVIII SITE DEVELOPMENT POLICY FOR MULTIPLE FAMILY, COMMERCIAL AND INDUSTRIAL PARK PROJECTS

A. Site Layout

1. The location of building and parking areas shall be appropriate to the size, shape, and topography of the site and in harmony with its setting.
2. Attention shall be given to provide adequate ingress, egress, and traffic circulation in conformance with existing and proposed street improvements.
3. Recreation and/or usable open space shall be provided in scale with all multiple-family projects.

B. Architecture

1. The basic design of each project shall establish a theme. This theme shall be carried out throughout the project.
2. All elevations of each structure shall have a similar treatment in design, color, and exterior materials.
3. Exterior colors shall be subdued and used to complement the basic architectural theme.
4. Roof equipment, trash areas, loading docks, and other outdoor activities shall be effectively screened from view.
5. Exterior materials and colors shall work together to produce a harmonious effect.

C. Landscaping

1. Landscaped areas shall comprise a minimum of 20% of commercial and industrial sites and 35% of multiple-family sites and shall include as a minimum:

- a. A 10 foot wide area along all street frontages.
 - b. A 5 foot wide area along all interior property lines.
2. Landscaping shall consist of trees, shrubs and ground cover.
3. Trees shall be planted in all landscaped strips not more than 30 feet to 40 feet on center.
4. No planting bed shall be less than 4 feet in width and where necessary shall be enclosed with wood, masonry, or concrete curbing.
5. Every effort shall be made to incorporate on-site trees and and shrubbery into proposed landscape plans.
6. Landscaped areas shall have irrigation facilities adequate to maintain plant materials at all times. Use of automatic watering systems is encouraged to facilitate maintenance. Hose bibs shall be located within serviceable proximity to every planter where automatic watering systems are not in use.
7. Landscaping of interior parking areas shall include, but not be limited to the following:
 - a. Ends of parking rows capped with a landscape bed to define rows.
 - b. Planting areas along parking rows spaced 35 to 45 feet apart.
 - c. Tree planting in parking areas so spaced that at maturity adequate visual relief and shading are provided.
8. Street trees shall be planted as part of the approved landscape plan at all locations where they do not already exist.
9. Planting areas shall be drawn to scale and plants within clearly located and labeled. A plant list shall be prepared giving the following information.
 - a. Botanical name.
 - b. Common name.
 - c. Sizes to be planted (gallon size).
 - d. Quantity of each.

D. Fencing

All interior property lines shall be screened with materials compatible with the on-site improvements.

1. Acceptable screening shall include, but not be limited to the following: Solid brass fencing, masonry wall, chain link fencing with redwood slats when used in conjunction with screen planted landscaping, and/or earthen berms.

E. Signing

1. Signs shall be an integral part of the building design, using compatible materials when possible.
2. Freestanding signs should relate to the design of the main structure and be located so as not to detract from the aesthetic appeal of the development. The utilization of low profile signs is encouraged to promote this end.
3. Signing in shopping centers shall confirm to an established pattern of location and design so as to be consistent throughout the center.

F. Parking

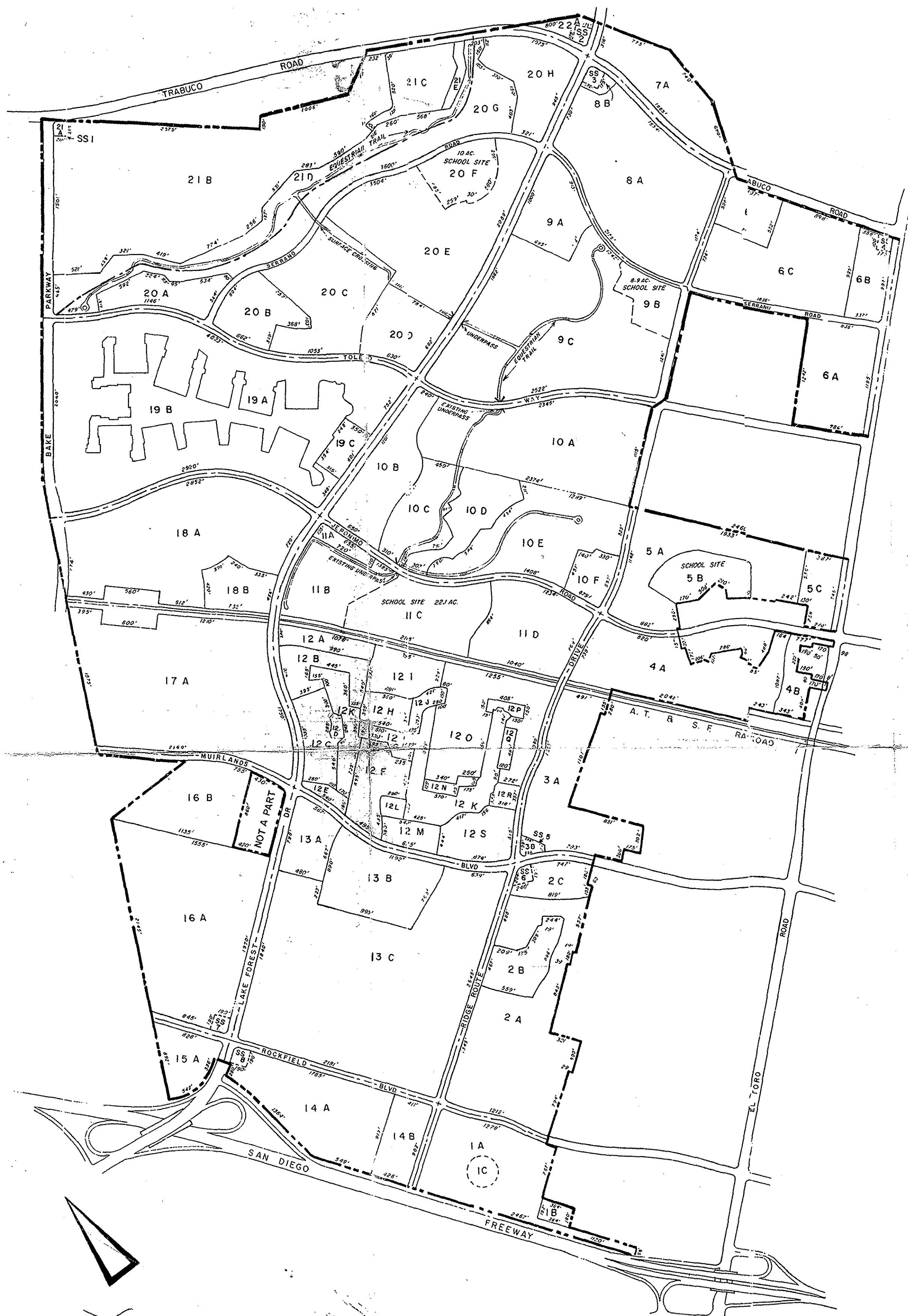
1. The number of parking spaces provided and their design characteristics shall conform to the current Parking Ordinance, and the applicant should familiarize himself with all requirements as set forth therein.

G. Lighting

1. On-site lighting shall be designed, controlled, and maintained so that no light source is visible from off the property.
2. No electrolier shall be higher than 20 feet above finished grade.

H. Outdoor Living Areas

1. A minimum outdoor living area of 100 square feet should be provided for each multiple-family dwelling unit. This area should be adjacent to and directly accessible from the dwelling unit and should be for the exclusive use of the occupant of the individual dwelling unit. Examples of acceptable outdoor living areas are balconies and patios separated from other outdoor areas by fences, walls or other devices with the approval of the Planning Commission.



STATISTICAL SUMMARY													
PLAN'S	PLANNING	L. APPLICABLE	GROSS	RESID.	COMM'L	BUSINESS	INDUST.	MAX. NO.	MIN. AREA	POPULATION	ESTIMATED	5 TH. REV	
AREA	UNIT	U. LAND USE	ACRES	ACRES	ACRES	ACRES	ACRES	DWLG UNITS	PER DWLG	PER DWLG	POPULATION	P. U. NOS.	
1	A	1.41 HIGH DEN. RES.	22.9	22.9				286	12.5	2,400	3.23	924	1A
	B	1.3 MED. DEN. RES.	1.8	1.8				5	2.8	5,000	3.9	19	1B
	C	5.4 OPEN SPACE	6.0		(O) 6.0								Z-1
2	A	1.3 MED. DEN. RES.	45.0	45.0				195	4.3	5,000	2.75	536	2
	B	1.3 MED. DEN. RES.	9.4	9.4				28	3.0	5,000	2.75	77	40
	C	2.2 COMM. COMM'L	6.6		(CC) 6.6								C
3	A	1.3 MED. DEN. RES.	27.8	27.8				114	4.1	5,000	2.75	314	6
	B	1.3 NEIGH'D COMM'L	1.4		(CN) 1.4								8
4	A	1.3 MED. DEN. RES.	34.3	34.3				138	4.0	5,000	2.75	279	10
	B	1.3 MED. DEN. RES.	6.0	6.0				90	12.0	2,400	3.23	291	51
5	A	1.3 MED. DEN. RES.	28.5	28.5				108	3.8	5,000	2.75	297	9
	B	1.3 MED. DEN. RES.	10.0		(S) 10.0			77	3.0	2,400	3.23	249	9
	C	1.3 MED. DEN. RES.	6.0	6.0				121	6.2	5,000	2.75	333	13
6	A	1.3 MED. DEN. RES.	23.3	23.3									K
	B	2.2 COMM. COMM'L	8.0		(CC) 8.0								12A
	C	1.3 MED. DEN. RES.	35.8	35.8				213	6.0	5,000	2.75	586	12
	D	1.3 MED. DEN. RES.	9.9	9.9				59	6.0	5,000	2.75	162	12
7	A	1.41 HIGH DEN. RES.	20.8	20.8				250	12.0	2,400	3.23	808	64
8	A	1.3 MED. DEN. RES.	50.4	50.4				233	4.62	5,000	2.75	641	14
	B	1.3 NEIGH'D COMM'L	1.8		(CN) 1.8								K1
9	A	1.3 MED. DEN. RES.	13.0	13.0				74	5.7	1,000	2.75	203	15
	B	1.3 MED. DEN. RES.	8.9		(S) 8.9								25B
	C	1.3 MED. DEN. RES.	70.0	70.0				243	3.5	5,000	2.75	668	25A
10	A	1.3 MED. DEN. RES.	48.5	48.5				195	4.0	5,000	2.75	536	26
	B	1.3 MED. DEN. RES.	19.7	19.7				128	6.5	5,000	2.75	352	63
	C	1.3 MED. DEN. RES.	14.0	14.0				91	6.5	5,000	2.75	250	49
	D	1.3 MED. DEN. RES.	7.5	7.5				64	8.5	2,000	3.23	207	24
	E	1.3 MED. DEN. RES.	28.4	28.4				104	3.7	5,000	2.75	286	8
	F	1.3 MED. DEN. RES.	6.3	6.3				41	6.5	5,000	2.75	103	D
11	A	1.5 HEAVY DEN. RES.	3.9	3.9				109	24.0	1,200	1.90	207	65
	B	1.41 HIGH DEN. RES.	14.0	14.0				112	8.0	2,400	3.23	362	48A
	C	1.41 HIGH DEN. RES.	22.1		(S) 22.1								48B
	D	1.3 MED. DEN. RES.	22.7	22.7				84	3.7	5,000	2.75	231	7
12	A	1.4 HIGH DEN. RES.	4.9	4.9				25	5.0	5,000	2.75	69	20
	B	1.4 HIGH DEN. RES.	6.6	6.6				44	6.7	2,400	3.23	142	23
	C	1.4 HIGH DEN. RES.	7.4	7.4				36	4.8	2,400	3.23	116	5
	D	1.4 HIGH DEN. RES.	1.8	1.8				9	5.0	2,400	3.23	30	4.7
	E	1.4 HIGH DEN. RES.	2.1	2.1				10	4.3	2,400	3.23	32	11
	F	1.4 HIGH DEN. RES.	9.7	9.7				62	6.4	2,400	3.23	200	21
	G	1.4 HIGH DEN. RES.	2.5	2.5				21	8.4	2,400	3.23	68	45
	H	1.4 HIGH DEN. RES.	3.7	3.7				67	18.0	1,200	1.90	127	67
	I	1.3 MED. DEN. RES.	9.5	9.5				51	5.4	5,000	2.75	140	44
	J	1.4 HIGH DEN. RES.	2.1	2.1				17	8.0	2,400	3.23	55	44
	K	5.1 COMMUNITY FAC.	23.7		(O) 23.7								W & X
	L	1.4 HIGH DEN. RES.	1.4	1.4				10	8.3	2,400	3.23	32	62
	M	1.5 HEAVY DEN. RES.	4.7	4.7				118	24.2	1,200	1.90	224	43
	N	1.4 HIGH DEN. RES.	1.8	1.8				17	9.4	2,400	3.23	55	3
	O	1.3 MED. DEN. RES.	23.8	23.8				129	5.4	5,000	2.75	355	42
	P	1.4 HIGH DEN. RES.	1.1	1.1				10	2.0	2,400	3.23	32	41
	Q	1.4 HIGH DEN. RES.	1.2	1.2				10	6.3	2,400	3.23	32	6
	R	5.3 COMMUNITY FAC.	2.5		(CC) 2.5								61
	S	2.2 COMM. COMM'L	11.0		(CC) 11.0								Q
13	A	1.4 HIGH DEN. RES.	9.0	9.0				233	12.5	1,200	1.90	443	22
	B	1.3 MED. DEN. RES.	20.0	20.0				120	3.0	5,000	2.75	330	22
	C	1.3 MED. DEN. RES.	105.1	105.1				581	5.5	5,000	2.75	1,598	E
14	A	2.2 COMM. COMM'L	34.5		(CC) 34.5								60
	B	1.5 HEAVY DEN. RES.	9.3	9.3				188	20.2	1,200	1.90	357	F
15	A	2.2 COMM. COMM'L	8.9		(CC) 8.9								M
16	A	3.1 INDUSTR. PARK	57.6				57.6						MA
	B	3.1 BUSINESS PK.	21.0			21.0							53
17	A	1.3 MED. DEN. RES.	79.5	79.5				517	6.5	5,000	2.75	1,358	28A
18	A	1.3 MED. DEN. RES.	53.5	53.5				347	6.5	5,000	2.75	954	28B
	B	1.3 MED. DEN. RES.	9.0	9.0				58	6.5	5,000	2.75	160	27
19	A	1.3 MED. DEN. RES.	86.7	86.7				500	5.8	5,000	2.75	1,375	Y
	B	5.1 COMMUNITY FAC.	37.7		(O) 37.7								H
	C	1.3 NEIGH'D COMM'L	4.5		(CN) 4.5								66
20	A	1.41 HIGH DEN. RES.	11.6	11.6				116	10.0	2,400	3.23	375	50
	B	1.41 HIGH DEN. RES.	12.3	12.3				100	3.1	2,400	3.23	323	50C
	C	1.41 HIGH DEN. RES.	35.5	35.5				355	10.0	2,400	3.23	1,146	50A
	D	1.41 HIGH DEN. RES.	13.2	13.2				102	7.7	2,400	3.23	330	50B
	E	1.41 HIGH DEN. RES.	38.2	38.2				382	10.0	2,400	3.23	1,234	50D
	F	1.41 HIGH DEN. RES.	10.0		(S) 10.0								50E
	G	5.3 OPEN SPACE	35.0		(P) 35.0								CC (1/2)
	H	2.2 COMM. COMM'L	16.2		(CC) 16.2								I
21	A	1.3 NEIGH'D COMM'L	0.9		(CN) 0.9								K2
	B	1.3 MED. DEN. RES.	97.2	97.2				525	5.4	5,000	2.75	1,443	16A
	C	1.3 MED. DEN. RES.	12.4	12.4				76	5.1	5,000	2.75	209	16B
	D	5.3 OPEN SPACE	20.6		(P) 20.6								CC (1/2)
	E	5.3 OPEN SPACE	1.7		(O) 1.7								Z-2
22	A	1.41 NEIGH'D COMM'L	3.4		(CN) 3.4								J
TOTAL ARTERIAL HIGHWAYS ACRES			127.5		(S) 51.0	(CC) 87.7		4,109					
TOTAL RAILROAD R/W ACRES			19.1		(P) 55.6	(CN) 18.3							
TOTALS			1,747.3	1,247.7	175.7	106.0	21.0	57.6	7,990			22,265	

SS #.....INDICATES SERVICE STATION SITE
 * LAND USE ELEMENT OF THE GENERAL PLAN DESIGNATION
 •.....INDICATES EXISTING DWELLING UNITS

PREPARED BY ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY

10TH REVISED

LAKE FOREST PLANNED COMMUNITY DEVELOPMENT PLAN *

Lake Forest Planned Community

ZC 81-33

I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE ORANGE COUNTY PLANNING COMMISSION ON JANUARY 25, 1982 AND ADOPTED BY ORDINANCE NO. 3311 BY THE ORANGE COUNTY BOARD OF SUPERVISORS ON FEBRUARY 24, 1982

ORANGE COUNTY PLANNING COMMISSION
 BY ROBERT G. FISHER
 DIRECTOR OF PLANNING
 ENVIRONMENTAL MANAGEMENT AGENCY

LINDA D. ROBERTS
 CLERK OF THE BOARD OF SUPERVISORS
 RECORDED
 TIME: 11:45 AM DATE: APRIL 6, 1982
 DOCUMENT NO. 82-119185